

## **DECLARATION OF MAILING**

I, Miroslava PourSanae, say that on the 11th of February, 2021 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 1300 W. Mission Blvd. (APN: 8349-011-047)

Project: Tentative Tract Map (TRACTMAP 13750-2020)

Meeting Date: February 24, 2021

I declare, under penalty of perjury, that the foregoing is true and correct.

  
Executed at Pomona, California on February 11, 2021



# NOTICE OF PUBLIC HEARING

**This is not a citation (Esto no es una citación).** Para Información en Español, llame (909) 620-2439.  
If you are receiving this notice, your property is located within 400 feet of the proposed project.

## PROPOSED PROJECT

A request to approve a Tentative Tract Map (TRACTMAP 13750-2020) for condominium purposes for 33 residential units at a property located at 1300 W. Mission Blvd. (APN 8349-011-047) in the Pomona Corridors Specific Plan, Midtown Gateway Segment.

<b>Applicant</b>	George Shweiri, Denn Engineers
<b>Location</b>	1300 W. Mission Blvd. (APN: 8349-011-047)
<b>Hearing Body</b>	Planning Commission
<b>Case File</b>	Tentative Tract Map (TRACT MAP 13750-2020)

### Environmental Determination

The proposed project meets the criteria for a Common Sense Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. In this case, the original action approving construction of this project under DPR 3391-2015, found the project qualified for an exemption pursuant to CEQA Section 15032. Building permits have been issued and construction has commenced pursuant to the approval under DPR 3391-2015. Additionally, the proposal under this request, TRACTMAP 13750-2020, will establish air space units only for condominium purposes. Therefore, no further environmental review is required. The Common Sense Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for February 24, 2021.

## PUBLIC HEARING INFORMATION

<b>Time &amp; Date:</b>	Planning Commission Meeting, Wednesday, February 24, 2021 at 7:00 p.m.
<b>Location:</b>	Available to view via Zoom Video Conferencing (There will be no in-person public meeting location)
<b>Questions:</b>	Vinny Tam, AICP, Senior Planner (909) 620-2284, <a href="mailto:vinny_tam@ci.pomona.ca.us">vinny_tam@ci.pomona.ca.us</a>

On March 16, 2020, the City Council declared a local emergency in response to the global COVID-19 outbreak. Preserving the health and safety of our employees and the public is our top priority. In accordance with California Governor's Executive Order N-25-20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note the following:

This Planning Commission meeting will occur via video conference only. **There will be no in-person public meeting location.**

### To participate by video conference:

Visit <https://us02web.zoom.us/j/88090527698?pwd=SktxS2l3c2lkNWRRkemdEa1B1cEZVUT09>

(Webinar ID: 880 9052 7698; Passcode 754997). Public comment may be made using the "Raise Hand" button for audio comments (limited to three minutes per speaker), or the "Q/A" button for written comments (limited to 375 words).

**To participate by telephone:** Dial (669) 900-9128 (Webinar ID 880 9052 7698 followed by #. For Participant ID, press #. Enter Passcode 754997 followed by #). Staff will go through the calls one by one and ask if you have a comment.

**Written Comments:** May be submitted to [DevServicesComments@ci.pomona.ca.us](mailto:DevServicesComments@ci.pomona.ca.us), by 6:00 p.m. the day of the hearing. Comments must be limited to 200 words. Please title your email "PC Public Comment 2-24-2021". Comments received via email will be read into the record by staff.

Additional information regarding this Planning Commission meeting is available at:

<https://www.ci.pomona.ca.us/index.php/government/city-departments/community-development/planning>

The staff report on this matter will be available on or about February 18, 2021 on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Vinny Tam.

**PLEASE NOTE:** If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning

# Advertising Order Confirmation

02/08/21 4:57:32PM

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<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u>	<u>Production Notes</u>
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<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u>	<u>Released for Publication</u>			
		Legal Liner				

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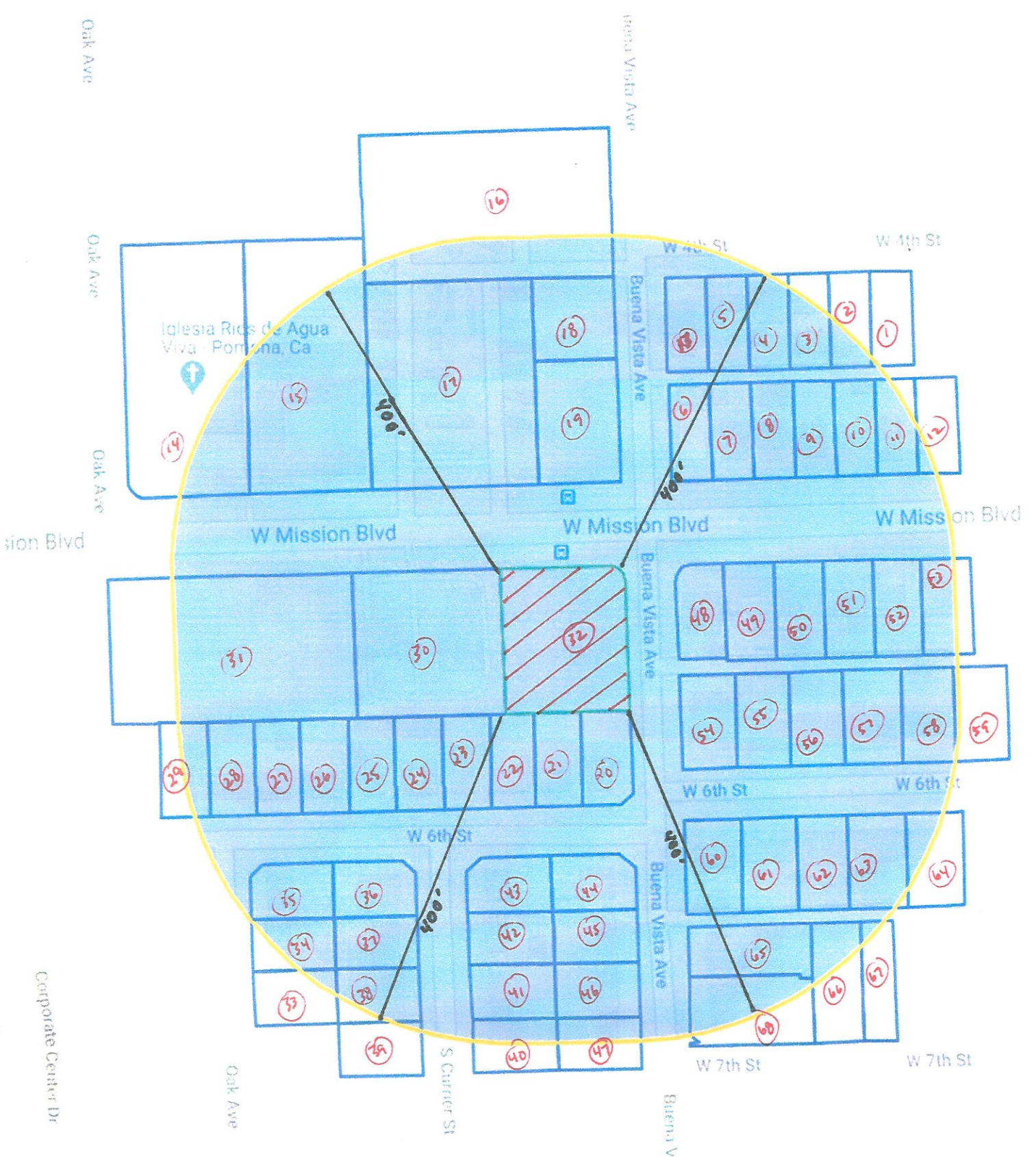
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**Publish:** February 12, 2021 Inland Valley Daily Bulletin #11441687

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
Daily Bulletin	Legals CLS LA-SB-PE	General IE - 1076~	02/12/21	1





#### 400 FOOT RADIUS MAP

#### KEYED TO PROPERTY OWNERSHIP LIST

1300 W. MISSION BLVD., POMONA, CA 91766

Portion of Lot 47, Block 225, Pomona Tract, as recorded in Map Record 3, Pages 96-97

In the office of the Los Angeles County Recorder

APN 8349-011-047

April 1, 2020

PREPARED FOR:  
Morillo Construction, Inc  
Attn: Ernie Rosso  
227 N. Holliston Ave.  
Pasadena, CA 91106

PREPARED BY:  
Denn Engineers  
Attn: Maria Islas  
3914 Del Amo Blvd., Suite 921  
Torrance, CA 90503  
310-542-9433/maria@denn.com